

**THE GUARD HOUSE, THE GARRISON, ST MARY'S
ISLES OF SCILLY**

ACCESS STATEMENT

Introduction

The Guard House has been sensitively refurbished to create a stylish holiday cottage retaining the original historic fabric of the structure with contemporary furnishings and all the equipment we think you will need for an enjoyable and comfortable holiday.

Due to its historic nature and the many changes in level including staircase to all bedroom accommodation, The Guard House is unsuitable for wheelchair access. **The Guard House may not be suitable for the elderly or infirm.**

We hope that this Access Statement will provide all necessary information relating to The Guard House but if you have any queries or specific needs, we will be very happy to help.

Pre Arrival

Our web site includes detailed information on The Guard House including photographs and floor plans.

Bookings and enquiries can be made via e mail, fax or phone with all details published on our web site.

Access to the Isles of Scilly is via boat from Penzance or by aeroplane from various UK regional airports including Lands End, Newquay and Exeter.

We recommend guests book travel well in advance of your stay and full details of travel options can be obtained from the Isles of Scilly Tourist Office. Due to the potential for flight disruption we recommend to purchase travel insurance for your ferry journey or flight.

Contact the Isles of Scilly Tourism Office on 01720 424031 or send an email to tic@scilly.gov.uk

<http://www.simplyscilly.co.uk/site/travel-to-scilly>

Arrival, Reception and Car parking

Upon arrival at St Mary's airport, or St Mary's harbour the local taxi firms provide a shuttle service to all parts of the island. Ask for The Guard House and they will drop you off at the door. The taxi firm will arrange a pick up time for your departure.

Approach to The Guard House

Guests travelling to The Guard House can access the property via taxi on arrival and departure. There is a steep incline rising through Hugh Town onto the Garrison walk on a single lane metalled road. The Guard House sits directly adjacent to the Garrison walls through the main gateway.

The gateway to The Guard House is on the right and the property is accessed via a gravelled parking area leading to a gateway into a garden terrace area. The gateway has a clear opening width of 700 mm and 2 steps down both 150mm high. There is a granite paved terrace on a single level leading to The Guard House entrance porch and a lawned area forming the terrace garden.

Due to the historic nature of the property and its unique location, there are some high walls formerly a gun battery which although protected by railing, it is essential that young children are supervised at all times.

Entrance to The Guard House

The main access door to The Guard House is via a small entrance porch with clear opening of 750mm . The entrance door and inner door to the kitchen have knob type handles. There is a 150 mm rise in step into the porch and 50 mm down stand to the granite paved floor level. There is an external light at the porch door.

The door to the entire ground floor area comprising kitchen / dining / sitting room has a clear width of 730 mm.

Ground Floor Accommodation

The kitchen / dining / sitting room has a waxed oak floor with rugs to the sitting area and under the dining area table

Kitchen

Kitchen worktops are slate 900 mm high with cupboards under and wall units above with bottom shelf height of 1400 mm rising to 2150 mm. Belfast sink with drainer 900 mm high. The dining table is 760mm high and 4 painted wooden dining chairs 500mm seat height.

The kitchen has a full range of equipment:-

Cooker with ceramic hob 900 mm high, double oven, top oven / grill with drop down door. Grill height 700 mm lowest shelf to bottom oven 180 mm left side hinged.

Washer dryer and dishwasher.

Microwave on slate worktop 900 mm high.

Integrated fridge freezer 900 mm tall.

The kitchen has a light fitting over the dining table and pelmet lights under the kitchen units to provide varying lighting levels as required.

Sitting Room Area

There is a sofa and 2 armchairs with a seat height of approximately 400 mm

Lighting is via a variety of sources of lamps.

A 42 inch television, DVD player and mini hi fi are provided all with remote control. There is a wood burning stove with children's fire guard available on request. A log basket and logs are provided and this can be refilled by guests if required from the log store in the external lean to shed.

There is a low level coffee table height approximately 470 mm high which can be moved. All windows have curtains or blinds. Due to the nature of the property some blinds can only be closed by reaching over furniture or kitchen units to release the draw string to open or close the blinds.

Wireless broad band access is provided.

Access to bedrooms and bathroom

Access to the bedrooms is via a staircase at the kitchen end of the ground floor. The staircase has a clear width of 700mm and a handrail to the right hand side of the staircase. The stair has a single straight flight with 13 risers of 190 mm and tread width 280 mm. The staircase and bedrooms are carpeted with a Berber twist wool carpet and clear space at doorways is a minimum of 680 mm.

Bedrooms generally.

All beds have throws or covers over Egyptian Cotton bedding. Our quilts and pillows are hypoallergenic although feather pillows and quilts are available on request.

Double bedroom

Super king bed 560 mm high 1800 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a padded headboard. The bedside tables are approximately 600 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and a chest of drawers approximately 1180 mm high.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

Bathroom

Level access with vinyl floor covering. Minimum door width 680 mm.

Bath with flexible shower over and half glazed shower screen.

Bath height is 460 mm, length 1700mm

WC height 400 mm. Minimum distance to wall 900 mm

Wash basin height 825 mm. Minimum distance to wall 1100 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

Twin bedroom.

The twin bedroom is accessed off the hallway. There is a built in wardrobe with hangers and hanging rail. The twin beds have timber headboards. The beds are 560 mm high 900 mm wide and 2000 mm long. The bed bases are sprung with firm edges. There are bedside tables approximately 550 mm high, small stools and a chest of drawers approximately 1200 mm high.

The twin room has a fitted Berber twist wool carpet.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

Services

The water supply is mains fed.

The electricity is supplied from a green Energy supplier.

All heating and hot water is electric.